

The **Vawdrey House**

Design and Access Statement

34 Lisburne Road, NW3 2NR

22nd November 2023

Refurbishment of existing dwelling with ground floor rear extension, changes to front garden wall and replacement of some windows.

Client

Neil & Lindsay Fleming

Executive Summary

The purpose of this document is to provide supporting information for a householder planning application. The proposals comprise the following elements:

- single storey extension to the rear of the property, replacing an existing conservatory
- replacement windows to the front and to the rear bay window.

Design Proposals

The proposals seek planning permission for a modest extension to the rear of the property, to replace the existing conservatory on the same footprint. It is proposed to replace some windows and carry out internal alterations that will enhance the property for its current owners.

Front Elevation – It is proposed to replace the existing windows to the front of the property with new double glazed timber windows to match the existing.

Rear Elevation – The construction of a single story flat roof extension is proposed to the rear of the property on the footprint of the current conservatory. Timber cladding is proposed to the face of the new extension with powder coated aluminium sliding glazing.

It is also proposed to replace the existing bay window to the rear of the property with new timber double glazed sash windows to match the existing.

Garden Improvements

It is proposed to adjust the existing front boundary wall, to create a new opening with a gate to provide access for bins.

A new terrace and planting bed is proposed to the rear of the property around the new extension.

The **Vawdrey House**

Site Description

34 Lisburne Road is a terraced property with accommodation over three floors. The front elevation is primarily red brick with decorative details to the top portico, bay window and entrance porch. The rear elevation is London stock brick.

Relevant Planning History

There is no relevant planning history associated with this property.

Pre-Application Advice

Pre-application planning advice was not sought for the proposals, as various schemes of similar scale have been granted approval at nos 14, 29 & 30.

Layout, Appearance and Materiality

The layout has been carefully considered to meet the needs of the current owners. The ground floor provides well connected family living spaces, an open plan kitchen and dining area to the rear of the property with laundry area & WC. The extension does not materially increase the footprint of the property as it replaces the previous conservatory.

The extension is still lower than the boundary wall to No 36 and differentiated from the house by the use of black stained timber cladding.



Aluminium sliding glazing is proposed to the corner of the extension. The flat roof will include sedum matting.

Landscaping and Trees

There are no trees within the application site or surrounding properties that would be affected by the proposed works as existing footings will be utilised.

Use

The use of the property remains unaffected by the proposals.

The **Vawdrey House**

Amount

The proposals do not increase the total GIA of the house.

Access

Both pedestrian and vehicular access remain unaffected by the proposals.

Daylight and Outlook

It is not considered that the proposals will present any impact on natural daylight, sunlight, or loss of amenity to neighbouring dwellings.

Conclusion

The proposals set out as part of this application are of a modest scale and compliment the character of the existing building, replacing only an existing conservatory. The materials add interest and clearly denotes an addition to the property.